

166.A

0005

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

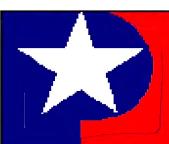
Total Card / Total Parcel

USE VALUE:

1,021,200 / 1,021,200

ASSESSED:

1,021,200 / 1,021,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
16		CLIFF ST, ARLINGTON

**OWNERSHIP**

Unit #: 16

Owner 1: LECORDIER LAURENT

Owner 2: MANOVE EMILY E

Owner 3:

Street 1: 16 CLIFF ST

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: LECORDIER LAURENT -

Owner 2: -

Street 1: 16 CLIFF ST

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1903, having primarily Wood Shingle Exterior and 4137 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7406																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	1,018,400	2,800		1,021,200		210531
							GIS Ref
							GIS Ref
							Insp Date
							09/19/18

**PREVIOUS ASSESSMENT**

Parcel ID: 166.A-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	1,018,400	2800	.	.	1,021,200		Year end	12/23/2021
2021	102	FV	987,900	2800	.	.	990,700		Year End Roll	12/10/2020
2020	102	FV	972,700	2800	.	.	975,500	975,500	Year End Roll	12/18/2019
2019	102	FV	846,100	2800	.	.	848,900	848,900	Year End Roll	1/3/2019
2018	102	FV	747,000	2800	.	.	749,800	749,800	Year End Roll	12/20/2017
2017	102	FV	680,000	2800	.	.	682,800	682,800	Year End Roll	1/3/2017
2016	102	FV	583,000	2800	.	.	585,800	585,800	Year End	1/4/2016
2015	102	FV	536,700	2900	.	.	539,600	539,600	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LECORDIER LAURE	160-193	1	4/1/2021	Convenience	99	No	No		
ZBRUZ MIROSLAV,	140-100		6/29/2016		740,000	No	No		
SAHAGIAN ANTRAN	1124-104		3/31/1994		351,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2001	53	Fireplac	3,000	C				GAS FIREPLACE
8/26/1993	412	Manual	3,000					REPAIR PORCHES

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/19/2018	Measured	DGM	D Mann
11/8/2000	Hearing Chag	201	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 3	Rating: Good												
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units	1						
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDO INFORMATION				Lvl 2									
Year Blt: 1903	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G17	Fact: .			Floor: M - Multi-Level				Totals	RMS: 8	BRS: 4	Baths: 3	HB					
Const Mod:				% Own: 50.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal 2 - Plaster				Functional:	%	Interior:		1	8	4							
Sec Int Wall:	%			Economic:	%	Additions:											
Partition: T - Typical				Special:	%	Kitchen:											
Prim Floors: 3 - Hardwood				Override:	%	Baths:											
Sec Floors:	%			Total: 18.6 %		Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 305.00		Electric:											
Bsmnt Gar:				Size Adj.: 0.90380704		Heating:											
Electric: 3 - Typical				Const Adj.: 1.00989902		General:											
Insulation: 2 - Typical				Adj \$ / SQ: 278.390													
Int vs Ext: S				Other Features: 112000													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 0.89999998													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 1251062													
% Com Wal	% Sprinkled			Depreciation: 232698													
				Depreciated Total: 1018365													
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 166.A-0005-0001.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	9X9	A	AV	1980	6.00	T	31.2	102			300		300
3	Garage	D	Y	1	10X20	F	FR	1920	24.75	T	50	102			2,500		2,500

